

INITIAL INDEBTEDNESS OF MORTGAGE \$139,690.00
PURCHASE PRICE OF DEED \$138,700.00


20040901000487860 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/01/2004 08:32:00 FILED/CERTIFIED

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Judy C. Church

1594 BENT RIVER CIRCLE
BIRMINGHAM AL 35216

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-eight thousand seven hundred and 00/100 Dollars (\$138,700.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by Burrow Closing Management Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Judy C. Church, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Map and Survey of Phase II Bent River Estates, as recorded in Map Book 18, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2) Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3) Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
- 4) All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No.2003673742, in the Probate Office of Shelby County, Alabama.

\$139,690.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

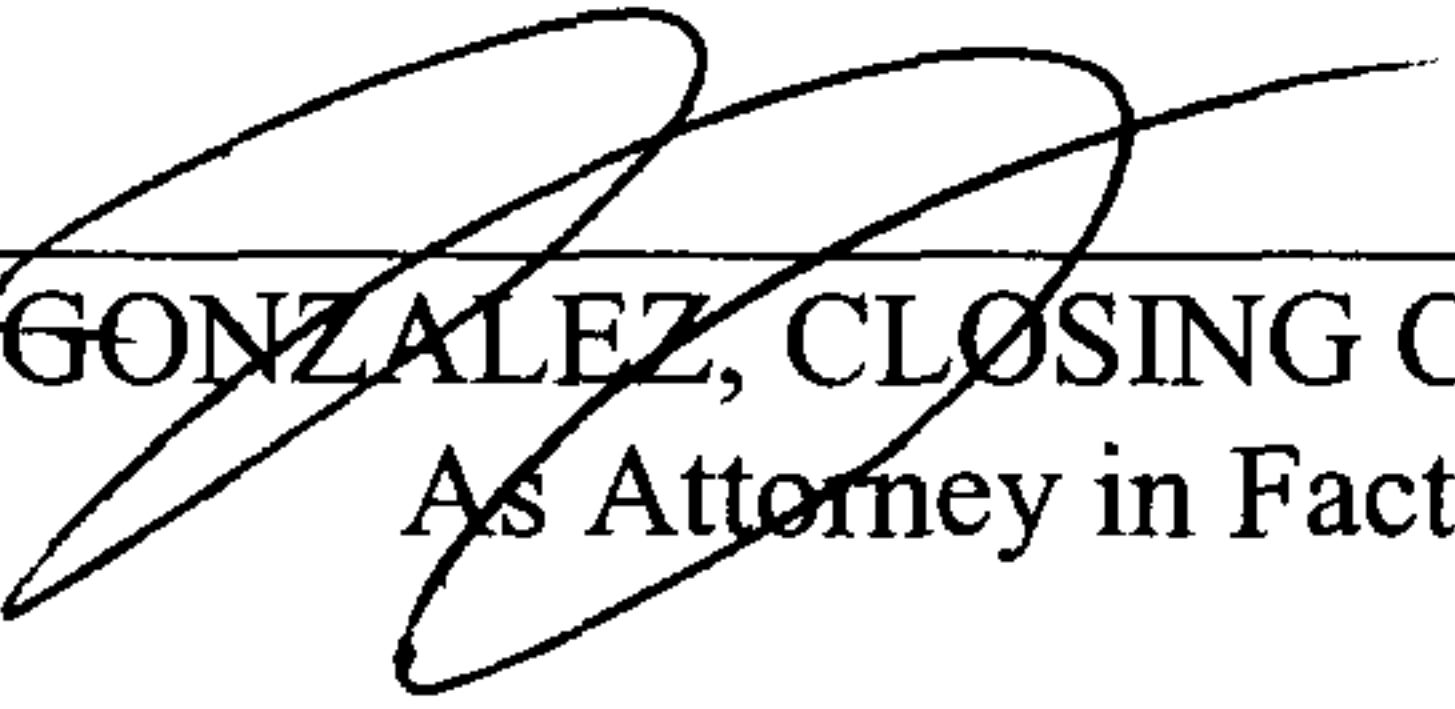
Special Warranty Deed
June 23, 2002

20040901000487860 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
09/01/2004 08:32:00 FILED/CERTIFIED

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of March, 2004.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

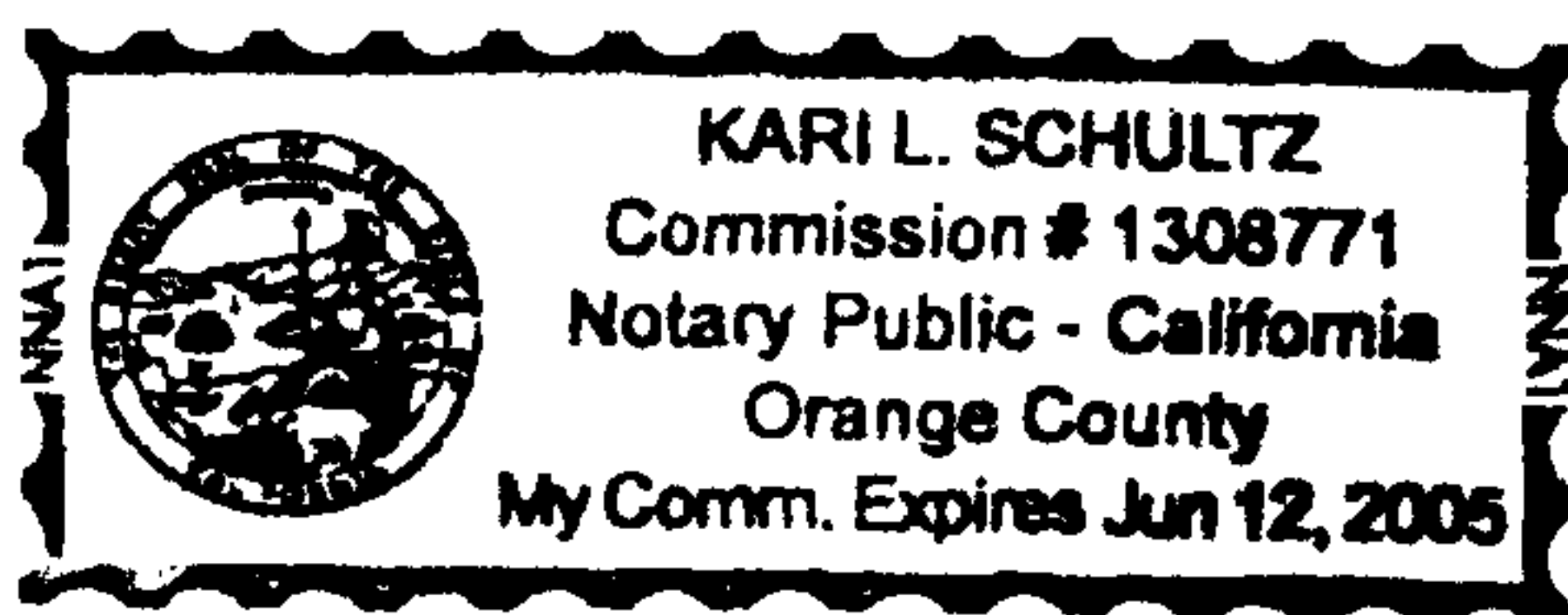
by, 
JULIO GONZALEZ, CLOSING COORDINATOR
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIO GONZALEZ, whose name as CLOSING COORDINATOR of Burrow Closing Management Corporation, as Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 29 day of March, 2004.




NOTARY PUBLIC
My Commission expires: JUNE 12, 2005
AFFIX SEAL

1-72081
2002-001107

